

Subject: Fwd: 7831 S. Sepulveda
From: Donald Duckworth <duckworth.donald@gmail.com>
Date: 01/15/2013 03:25 PM
To: Anthony Munoz <anthony.munoz@lacity.org>
CC: John Ruhlen <jruhlen916@aol.com>, Jack Davis <jsdla@aol.com>, Sandra Masted <smasted@wlcs.org>, Nate Kaplan <nate.kaplan@lacity.org>
BCC: Donald R Duckworth <duckworth.donald@gmail.com>

Anthony...

I just spoke with David Castillo. He said that he will need a full title report IF in fact the \$50,000 cash bond we are trying to have released is securing the dedication requirement. He said that is your call. Can you check and see if the dedication requirement is really linked to this bond release?

Thanks for your help.

----- Forwarded message -----

From: **David Castillo** <david.castillo@lacity.org>
Date: Tue, Jan 15, 2013 at 2:00 PM
Subject: Re: 7831 S. Sepulveda
To: Donald Duckworth <duckworth.donald@gmail.com>
Cc: Anthony Munoz <anthony.munoz@lacity.org>, Sandra Masted <smasted@wlcs.org>, John Ruhlen <jruhlen916@aol.com>, Jack Davis <jsdla@aol.com>, Sue Piervin <spiervin@gmail.com>

Hello Don,

Unfortunately, this will not be sufficient for our purposes. We require a full Title Report from a Title Company to ensure not only ownership, but also lien holders on the property. I will also try to give you a call to answer any questions you may have.

David Castillo
Title Examiner
Bureau of Engineering
Real Estate Division
1149 S. Broadway, Suite 610
Los Angeles, CA 90015-2213
Phone [\(213\) 485-5770](tel:(213)485-5770)
Fax [\(213\) 485-5902](tel:(213)485-5902)
Email: David.Castillo@lacity.org

On Mon, Jan 14, 2013 at 7:49 PM, Donald Duckworth

<duckworth.donald@gmail.com> wrote:

Good Morning David...

I'm sorry we've missed on the telephone a couple of times. I'll try calling again tomorrow AM. We are curious about the dedication requirement. The Church wants to comply. Will the attached title documents work for you?

Let me know how we can assist. We don't have a horse in this race, but do think everyone is best served by getting all of this fully resolved and have volunteered in this regard. How can we get this signed off? We want to help.

Thanks David.

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From: **jsdla** <jsdla@aol.com>
Date: Mon, Jan 14, 2013 at 10:51 AM
Subject: Fwd: 7831 S. Sepulveda
To: duckworth.donald@gmail.com

Jan 14, 2013
Don,
Will the city accept the attached?

Best regards,

Jack Davis
Coldwell Banker Residential Realtors
(310) 642-7231 (tel)
(424) 702-3010 (fax)
JackDavis@coldwellbanker.com

----- Forwarded message -----

From: "Patrick Meehan" <patthetitleguy@yahoo.com>
To: jsdla <jsdla@aol.com>
Cc:
Date: Mon, 14 Jan 2013 09:40:01 -0800
Subject: 7831 S. Sepulveda
Good morning Jack,

I've attached all the deeds we were able to locate on the Westchester Lutheran Church. I have included the assessors maps as well. As you can see, nothing has happened on this property for a very long time, the deeds provided are very old. I hope this helps. Please let me know if you need anything else.

Pat

Patrick Meehan
Equity Title

Fwd: 7831 S. Sepulveda

Office: [888-288-9876 x 1009](tel:888-288-9876)
Cell: [818-693-0782](tel:818-693-0782)